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WARRANTY DEED

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SECURITY TITLE CO.
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ALAN SPRIGGS
SUMMIT COUNTY RECORDER

ILE RUSSELL and ADDIE RUSSELL, or their successors in trust as Trustees of the Ile Russell Family Revocable Trust Agreement dated May 12, 1981, of the City of Kamas, County of Summit, State of Utah, Grantors, hereby convey and warrant to the UNITED STATES OF AMERICA, Grantee, acting pursuant to the provisions of the Act of June 17, 1902 (32 Stat. 388), and Acts amendatory thereof or supplementary thereto, for the sum of SIXTY-FOUR THOUSAND and No/100 DOLLARS (\$64,000.00 - -), the following-described real property located in Summit County, State of Utah, to-wit:

PARCEL NO. JDR-Hy-189-61:32 (Fee Title)

A parcel of land in fee for an access road incident to the construction of an expressway known as Project No. NF-61, being part of an entire tract of property, situate in the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Eighteen (18), Township Two (2) South, Range Six (6) East, Salt Lake Base and Meridian, Summit County, Utah, more particularly described as follows:

Beginning in the East boundary line of said entire tract at a point One Hundred (100.0) feet perpendicularly distant northerly from the center line of said project, which point is approximately Four Hundred Forty-nine and Six Hundred Twenty-five Thousandths (449.625) feet West (South 89°30'07" West highway bearing) and One Hundred Forty-five and Eighty-two Hundredths (145.82) feet North (North 0°22'21" East highway bearing) from the Southeast corner of said Section 18; thence North 89°51'00" West Four Hundred and Eight Hundredths (400.08) feet, more or less, to the West boundary line of said entire tract; thence North (North 0°22'21" East highway bearing) Eighty-one (81.0) feet, more or less, to a point Forty (40.0) feet perpendicularly distant northerly from the center line of said access road known as "T" Line for said project; thence South 89°51'00" East Four Hundred and Eight Hundredths (400.08) feet, more or less, to said East boundary line; thence South (South 0°22'21" West highway bearing) Eighty-one (81.0) feet, more or less, along said East boundary line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

Parcel No. JDR-Hy-189-61:32 contains a total of Seventy-four Hundredths (0.74) of an acre, more or less.

ALSO,

PARCEL NO. JDR-Hy-189-61:32:A (Fee Title)

A parcel of land in fee for an expressway known as Project No. NF-61, being part of an entire tract of property, situate in the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Eighteen (18), Township Two (2) South, Range Six (6) East, Salt Lake Base and Meridian, Summit County, Utah, more particularly described as follows:

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Re-mended W.D. # 294766 Bk. 488 P. 205

DESCRIPTION CERTIFIED CORRECT

Name: *William Davis* Date: *2/14/88*

Beginning at the Southeast corner of said entire tract, which point is Four Hundred Forty-nine and Six Hundred Twenty-five Thousandths (449.625) feet West (South 89°30'07" West highway bearing) from the Southeast corner of said Section 18; thence West (South 89°30'07" West highway bearing) Four Hundred and One Hundred Twenty-five Thousandths (400.125) feet along the South line of said Section 18 to the West boundary fence line of said entire tract; thence North (North 0°22'21" East highway bearing) One Hundred Fifty and Thirty-four Hundredths (150.34) feet, more or less, along said West boundary line to a point One Hundred (100.0) feet perpendicularly distant northerly from the center line of said project; thence South 89°51'00" East Four Hundred and Eight Hundredths (400.08) feet, more or less, to the East boundary line of said entire tract; thence South (South 0°22'21" West highway bearing) One Hundred Forty-five and Eighty-two Hundredths (145.82) feet, more or less, along said East boundary line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

Parcel No. JDR-Hy-189-61:32:A contains a total of One and Thirty-six Hundredths (1.36) acres, more or less.

ALSO,

PARCEL NO. JDR-Hy-189-61:34:A (Fee Title)

A parcel of land in fee for an expressway known as Project No. NF-61, being part of an entire tract of property, situate in the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Eighteen (18), Township Two (2) South, Range Six (6) East, Salt Lake Base and Meridian, Summit County, Utah, more particularly described as follows:

Beginning at the Southeast corner of said Section 18; thence West (South 89°30'07" West highway bearing) Thirty-three (33.0) feet, along the South line of said Section 18 to the West boundary line of said entire tract; thence North (North 0°06'23" West highway bearing) One Hundred Forty-one and Eleven Hundredths (141.11) feet, more or less, along said West boundary line to a point One Hundred (100.0) feet perpendicularly distant northerly from the center line of said project; thence South 89°51'00" East Twenty-seven and Seventeen Hundredths (27.17) feet, more or less, to a point opposite Engineer Station 568+00.00; thence South 84°08'22" East Five and Eighty-six Hundredths (5.86) feet, more or less, to the East line of said Section 18; thence South (South 0°06'23" East highway bearing) One Hundred Forty and Fifteen Hundredths (140.15) feet, more or less, along said East line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

Parcel No. JDR-Hy-189-61:34:A contains a total of Eleven Hundredths (0.11) of an acre, more or less, of which Four Hundredths (0.04) of an acre, more or less, is now occupied by the existing highway. Balance Seven Hundredths (0.07) of an acre, more or less.

Parcels Nos. JDR-Hy-189-61:32, 61:32A, and 61:34:A contain a total of Two and Seventeen Hundredths (2.17) acres, more or less.

Together with all appurtenances thereto belonging or in anywise appertaining, including improvements, but excepting and reserving to the Grantor, all water and water rights.

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Excepting and reserving from said conveyance any coal, oil, gas, and other mineral rights (but not sand and gravel) owned by the Grantor in the above-described land, together with the right to prospect for and remove the same, but any rights reserved hereunder shall be exercised in such a manner as will not interfere with the construction, operation, and maintenance of the relocated U.S. Highway 189 or any works of the Central Utah Project.

In order to construct and maintain a public highway as an expressway, as contemplated by Title 27, Chapter 12, Section 96, Utah Code Annotated, 1953, as amended, the Grantor hereby agrees to release and relinquish to the United States, or its assigns, any and all rights of ingress to or egress from the Grantor's remaining property contiguous to Parcels Nos. JDR-Hy-189-61:32:A and 61:34:A.

AND, ALSO,

A perpetual easement upon part of an entire tract of property for the purpose of constructing and maintaining thereon an irrigation facility and appurtenant parts thereof incident to the construction of an expressway known as Project No. NF-61, said part of an entire tract being described as follows:

PARCEL NO. JDR-Hy-189-61:32:EP

A parcel of land in the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Eighteen (18), Township Two (2) South, Range Six (6) East, Salt Lake Base and Meridian, Summit County, Utah, more particularly described as follows:

Beginning in the West boundary line of said entire tract at a point One Hundred Eighty-one (181.0) feet perpendicularly distant northerly from the center line of said project, which point is approximately Eight Hundred Forty-nine and Seventy-six Hundredths (849.76) feet West (South 89°30'07" West highway bearing) and Two Hundred Thirty-one and Thirty-four Hundredths (231.34) feet North (North 0°22'21" West highway bearing) from the Southeast corner of said Section 18; thence South 89°51'00" East Four Hundred and Eight Hundredths (400.08) feet, more or less, to the East boundary line of said entire tract.

Parcel No. JDR-Hy-189-61:32:EP contains a total of Fourteen Hundredths (0.14) of an acre, more or less.

ALSO,

A perpetual easement upon part of an entire tract of property for the purpose of constructing and maintaining thereon an irrigation facility and appurtenant parts thereof incident to the construction of an expressway known as Project No. NF-61, said part of an entire tract being described as follows:

PARCEL NO. JDR-Hy-189-61:34:EP

A parcel of land in the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Eighteen (18), Township Two (2) South, Range Six (6) East, Salt Lake Base and Meridian, Summit County, Utah, more particularly described as follows:

Said part of an entire tract is a strip of land Fifteen (15.0) feet wide, adjoining northerly the following described portion of the northerly limited-access line of said project:

Beginning in the West boundary line of said entire tract at a point One Hundred (100.0) feet perpendicularly distant northerly from the center line of said project, which point is Thirty-three (33.0) feet West (South $89^{\circ}30'07''$ West highway bearing) and approximately One Hundred Forty-one and Eleven Hundredths (141.11) feet North (North $0^{\circ}06'23''$ West highway bearing) from the Southeast corner of said Section 18; thence South $89^{\circ}51'00''$ East Twenty-seven and Seventeen Hundredths (27.17) feet, more or less to a point opposite Engineer Station 568+00.00; thence South $84^{\circ}08'22''$ East Five and Eighty-six Hundredths (5.86) feet, more or less, to the East line of said Section 18.

Parcel No. JDR-Hy-189-61:34:EP contains a total of One Hundredth (0.01) of an acre, more or less.

ALSO,

A temporary construction easement to facilitate the construction of said irrigation facility and appurtenant parts thereof incident to the construction of an expressway known as Project No. NF-61, said part of an entire tract being described as follows:

PARCEL NO. JDR-Hy-189-61:32:ET

A parcel of land in the Southeast Quarter of the Southeast Quarter ($SE\frac{1}{4}SE\frac{1}{4}$) of Section Eighteen (18), Township Two (2) South, Range Six (6) East, Salt Lake Base and Meridian, Summit County, Utah, more particularly described as follows:

A strip of land Fifteen (15) feet wide and adjoining northerly the northerly side line of the above described Parcel No. JDR-Hy-189-61:32:EP.

Parcel No. JDR-Hy-189-61:32:ET contains a total of Fourteen Hundredths (0.14) of an acre, more or less.

ALSO,

A temporary construction easement upon the following-described land to facilitate the construction of the aforesaid irrigation facility and appurtenant parts thereof:

PARCEL NO. JDR-Hy-189-61:34:ET

A parcel of land in the Southeast Quarter of the Southeast Quarter ($SE\frac{1}{4}SE\frac{1}{4}$) of Section Eighteen (18), Township Two (2) South, Range Six (6) East, Salt Lake Base and Meridian, Summit County, Utah, more particularly described as follows:

A strip of land Fifteen (15.0) feet wide and adjoining northerly the northerly side line of the above described Parcel No. JDR-Hy-189-61:34:EP.

Parcel No. JDR-Hy-189-61:34:ET contains a total of One Hundredth (0.01) of an acre, more or less.

Parcels Nos. JDR-Hy-189-61:32:EP, 61:34:EP, 61:32:ET, and 61:34:ET contain a total of Thirty Hundredths (0.30) of an acre, more or less.

(Note: All highway bearings in the above descriptions are based on the Utah State Plane Coordinate System.)

The Above-described temporary easements shall expire upon completion of construction of the relocated U.S. Highway 189 and appurtenant parts thereof.


After said irrigation facility is constructed on the above-described parts of an entire tract at the expense of the United States or its assigns, the United States or its assigns is thereafter relieved of any further claim or demand for costs, damages, or maintenance charges, which may accrue against said irrigation facility and appurtenant parts thereof.

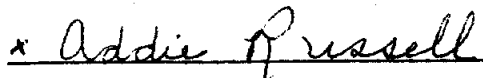
This deed, together with the other provisions of this grant, is freely transferable and assignable and shall constitute a covenant running with the land, binding upon the heirs, executors, personal representatives, administrators, successors, and assigns of the Grantor, for the benefit of the United States, its contractors, employees, agents and assigns.

Subject to coal, oil, gas, and other mineral rights reserved to or outstanding in third parties as of the date of this deed; also, subject to rights-of-way for roads, railroads, telephone lines, transmission lines, ditches, conduits, or pipelines on, over, or across said lands in existence on such date.

This real property is acquired by the Bureau of Reclamation, Department of the Interior, for the United States.

WITNESS the hands of said Grantors this 19th day of May,
A.D., 1988.



* 

ILE RUSSELL and ADDIE RUSSELL, or their successors in trust as Trustees of the Ile Russell Family Revocable Trust Agreement, dated May 12, 1981

ACKNOWLEDGMENT

STATE OF Utah)
 : ss.
COUNTY OF Summit)

On this 19th day of May, 1988, personally appeared before me Ile and Addie Russell, who being by me duly sworn, did say that they are the Trustees of the ILE RUSSELL and ADDIE RUSSELL, or their successors in trust as Trustees of the Ile Russell Family Revocable Trust Agreement, dated May 12, 1981, and that said instrument was signed in behalf of said trust by authority, and said Trustees acknowledged to me that they as Trustees executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Ernest H. Ridd
NOTARY PUBLIC in and for the
State of Utah
Residing at Murray
My Commission Expires 9/21/90



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